030.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,600 / 695,600
					USE VALUE:	695,600 / 695,600
					ASSESSED:	695,600 / 695,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISSEY MICHAEL
Owner 2:	
Owner 3:	
Street 1:	38 PARK AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY MARY ANDRINA -
Owner 2:	-
Street 1:	77 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,985 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5985.000	216,000		479,600	695,600
Total Card	0.137	216,000		479,600	695,600
Total Parcel	0.137	216,000		479,600	695,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.83 | /Parcel: 575.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20756

GIS Ref

GIS Ref

Insp Date 09/07/17

!2499!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,000	0	5,985.	479,600	695,600	695,600	Year End Roll	12/18/2019
2019	101	FV	197,300	0	5,985.	509,600	706,900	706,900	Year End Roll	1/3/2019
2018	101	FV	197,300	0	5,985.	371,700	569,000	569,000	Year End Roll	12/20/2017
2017	101	FV	197,100	0	5,985.	323,800	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	197,100	0	5,985.	275,800	472,900	472,900	Year End	1/4/2016
2015	101	FV	185,100	0	5,985.	269,800	454,900	454,900	Year End Roll	12/11/2014
2014	101	FV	185,100	0	5,985.	221,800	406,900	406,900	Year End Roll	12/16/2013
2013	101	FV	185,100	0	5,985.	211,000	396,100	396,100		12/13/2012

PRINT

Date	Time
12/10/20	17:54:03

LAST REV

Date	Time
09/13/17	14:30:41

apro

PAT ACCT. 2499

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY MARY AN	1384-48		5/19/2010	Family	100	No	No		
	859-173		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	20756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
3/24/2009	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C		
2/18/2000	Meas/Inspect	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5985		Sq. Ft.	Site		0	80.	1.00	1									479,638						479,600	

Total AC/HA: 0.13740 | Total SF/SM: 5985 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 479,638 | Spl Credit | Total: 479,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00349963
Adj $ / SQ:	142.246
Other Features:	75212
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313088
Depreciation:	97057
Depreciated Total:	216030

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

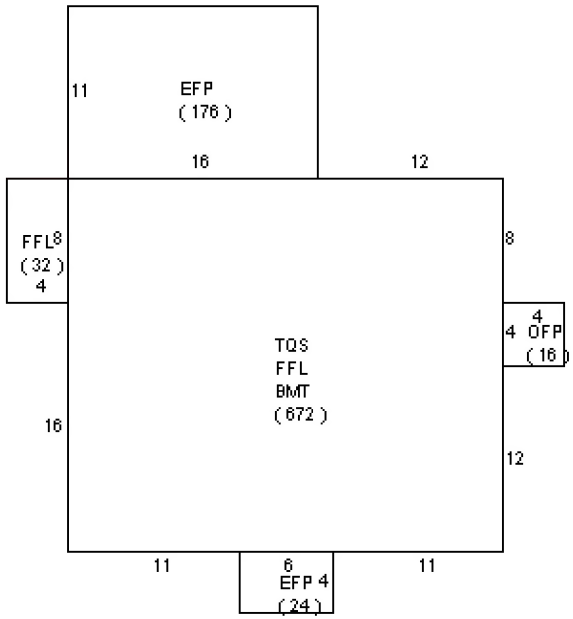
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.47
Special Features:	0	Val/Su Net:	103.05
Final Total:	216000	Val/Su SzAd	178.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	142.250	100,141
BMT	Basement	672	42.670	28,677
TQS	3/4 Story	504	142.250	71,692
EFP	Enclos Porch	200	40.980	8,196
OFP	Open Porch	16	44.150	706

Net Sketched Area:	2,096			Total:	209,412
Size Ad	1208	Gross Are	2264	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	